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Mingfa Group (International) Company Limited
明發集團(國際)有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 00846)

VOLUNTARY ANNOUNCEMENT
UNAUDITED CONTRACTED SALES PERFORMANCE
FOR THE YEAR ENDED 31 DECEMBER 2025

This announcement is made by Mingfa Group (International) Company Limited (the "**Company**", together with its subsidiaries, the "**Group**") on a voluntary basis.

The board of directors (the "**Board**") of the Company announces that, based on the contracted sales record of the Company for the year ended 31 December 2025, the Group achieved unaudited contracted sales of approximately RMB2.4 billion in total, representing a decrease of approximately 54.7% when compared to the same period in 2024 (approximately RMB5.3 billion).

	Area *(sq.m.)*	Average Selling Price *(RMB/ sq.m.)*	Amount *(RMB in million)*	Percentage *(%)*
Nanjing, Jiangsu Province	22,555	9,893	223.1	9.2%
Zibo, Shandong Province	26,683	8,092	215.9	8.9%
Ma'anshan, Anhui Province	35,514	6,035	214.3	8.9%
Danzhou, Hainan Province	24,987	7,373	184.2	7.6%
Changsha, Hunan Province	27,943	6,537	182.7	7.6%
Zhangzhou, Fujian Province	24,330	6,656	161.9	6.7%
Wuxi, Jiangsu Province	17,185	9,116	156.7	6.5%
Qingyang, Anhui Province	25,863	5,188	134.2	5.6%
Shenyang, Liaoning Province	20,620	6,229	128.4	5.3%
Fengyang, Anhui Province	18,267	5,039	92.0	3.8%
Huizhou, Guangdong Province	13,155	6,659	87.6	3.6%
Fengxian, Jiangsu Province	17,853	4,389	78.3	3.2%
Nan'an, Fujian Province	12,172	6,422	78.2	3.2%
Xiamen, Fujian Province	11,622	6,513	75.7	3.1%
Huai'an, Jiangsu Province	7,606	7,651	58.2	2.4%
Quanzhou, Fujian Province	6,848	5,965	40.8	1.7%
Danyang, Jiangsu Province	15,959	1,619	25.8	1.1%
Lu'An Anhui Province	5,690	4,472	25.4	1.1%
Jinhu, Jiangsu Province	5,416	4,584	24.8	1.0%
Lai'an, Anhui Province	4,242	5,832	24.7	1.0%
Others	36,930	42,488	201.7	8.5%
Total	381,440	6,331	2,414.9	100.0%

The information set out above are unaudited figures based on the contracted sales record of the Company, which may differ from the figures to be disclosed in the annual report to be published by the Company on an annual basis. The above figures are provided for reference only and do not mean to be complete. Shareholders and potential investors are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

On behalf of the Board
Mingfa Group (International) Company Limited
POON WING CHUEN
Company Secretary

Hong Kong, 20 January 2026

As at the date of this announcement, the Board comprises:

Executive Directors:	*Mr. Ng Man Fung Walter, Ms. Shang Xuan, and Mr. Huang Zhibin*
Non-executive Director:	*Dr. Lam, Lee G. (Chairman of the Board), and Ms. Chen Bihua*
Independent non-executive Directors:	*Mr. Lau Kin Hon, Mr. Chu Kin Wang Peleus, and Mr. Chan Sing Lai*